



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

Meeting of January 27, 1986

Present: Chaput, Sillers, Sherr, Raftery, Leask and Clarke

The meeting convened promptly at 8:00 P.M. The mail was read as were the minutes. A change was made to the minutes. The road widths on Page 2 should read "could be reduced to 20 feet". The minutes were accepted as changed.

EOCD

Sylvia Sillers reported on a meeting with Carol Ford of the EOCD, Carol Amick and Alan Cameron. EOCD is unable to fund the \$100,000 funding request and other changes were suggested to the draft agreement submitted to EOCD. Ms. Ford is expecting certain milestones to be included. The Ad Hoc Housing Committee will make changes and submit the redrafted agreement to the Selectmen and Planning Board.

ANR Plan - Lamburn, Curve Street

A plan dated December 1985, drawn by Bill Boston Survey, West Groton, MA for three lots: Parcel A and Lots 1 and 2. Motion made, seconded and unanimously approved allowed the Board to endorse the plan as "Approval Not Required Under the Subdivision Control Law".

Cranberry Bog

Sylvia Sillers is trying to set up a meeting with the owner of the cranberry bog for Wednesday, February 5 and town counsel to discuss a joint proposal to purchase by the towns of Carlisle and Chelmsford. Either Jack Leask or Vivian Chaput will try to attend.

ANR - Russell Street, Altair Associates

A plan dated January 27, 1986 drawn by Stamski and McNary showing Lots 8-25.03 and 8-25.04 for Altair Associates. The latter lot is not a building lot. Frontage is on Russell Street and a common driveway meanders in both lots shown, but serves Lots 8-25.01 and 8-25.03 as such lots are shown on the plan. A motion was made and seconded to approve the ANR endorsement. That motion was unanimously approved. Some concern as to flagging the need for an amendment to the common driveway permit was voiced, but it was agreed that the recorded permit and covenant should alert a title searcher or conveyancer to the problem should it arise.

ANR - Baran, Cross Street

A plan dated January 27, 1986 drawn by Stamski & McNary for three lots: Lots 16-44.01, 16-44.02 and 16-44.03 having frontage on Cross Street. The land is owned by Linda M. and Val Baran. There are considerable wetlands in the area encompassed by the plan and Lot 16-44.02 does not appear to show a non-wetland buildable area within the lot. The Conservation Commission has apparently viewed the area in the lot and believes that there is a non-wetland (actual) in the lot. A special permit will eventually be required to build on the lot. Members of the Board had difficulty with the possibility that the ANR endorsement might be construed by the unknowing that such an endorsement might mean that a building permit can be issued. No motion was made.

Subdivision - Williams, Stearns Street

Revised copies of original subdivision plan were submitted. Dated January 20, 1986, it shows new plantings in retention area. The landscape architect is researching some wetland grasses for areas not shown as planted. A footpath easement was also shown thereon being ten (10) feet wide. The Trails Committee spoke to the trail and gave us a sketch (see attachment) showing a broader scope of this trail link. In the wetlands a boardwalk will be proposed by the Trails Committee. Some lot lines are being changed from the original. The Martini parcel on Baldwin Road will be reduced in area, but will still be in conformance with the zoning bylaw as a 2-acre lot. No further ANR plan for the Martini parcel. The covenants and easements were submitted and will be forwarded to Town Counsel by Member Raftery. Chairperson Chaput will submit the plans to the Town Engineer. The Conservation Commission will review the plan and respond. (A set of plans was provided to the Conservation Commission liason to the Planning Board.)

Police Station Siting

At the Historical Commission meeting, Member Sillers was handed excerpts from the zoning bylaw concerning the site of the police station. It was determined that the Board would discuss although the Building Inspector is recognized as the officer or agent of the Town statutorily charged with enforcement of the zoning bylaws. Paul Myer of the Building Committee spoke regarding the site's location in a wetland. George Foote clarified the issue by stating that the parking lot proposed may be in the wetland. Les Streeter asked if the Board had performed a site review concerning the police station. It was recalled that it was discussed in connection with the Mayo property and thereafter, at least once. The Board is on record as favoring the present site. Mrs. Hinchliffe expressed concern as to the impact (or possible impact) upon the cemetery by the proposed parking area associated with the police station. Other questions were raised, but the Board believed that several issues were more appropriate for the Building Inspector and Building Committee and those asking the questions were referred to them.

Common Driveway Davis Land, Bedford Road

Bill McNary made a presentation. Several members of the Board had viewed the proposed layout. A trail easement has been proposed and shown on the plan. Private single use driveways would mean over 2400 feet of driveway, whereas a common driveway means only 1090 feet. The alternative is a subdivision road off Bedford Road which would possibly add one or two lots to those shown on the plan. Mr. Selig said that culverts and swales are to be added to the

driveway. A motion was made to approve the permit and duly seconded. The location of the drive was then discussed. The motion passed (in favor: Chaput, Sherr, Leask, Raftery and Clarke; abstaining: Sillers). This issue brought up a discussion as to setlands, lot shapes and bylaw proposals.

Suffolk Lane Subdivision

The Performance Bond was approved at \$65,491.00 and a completion date of January 27, 1988.

Crestview Subdivision

The trail easement material has been forwarded to the Developer. Decision has been delayed until February 10, 1985 until we get a copy of CVP's approval and the performance covenant.

Post Office

The next meeting will have an agenda item re: discussion of sites. The Board voted to have Jack Leask support the Hensleigh application before the Zoning Board of Aeals re: use as a post office.

Respectfully submitted,

Thomas J. Raftery

SKETCH OF PROPOSED FOOTPATH
CONNECTING THE SCHOOL FIELDS
TO BANTA-DAVIS LAND AND
STEARNS STREET.

CARLISLE TRAILS
COMMITTEE

JAN. 1986

